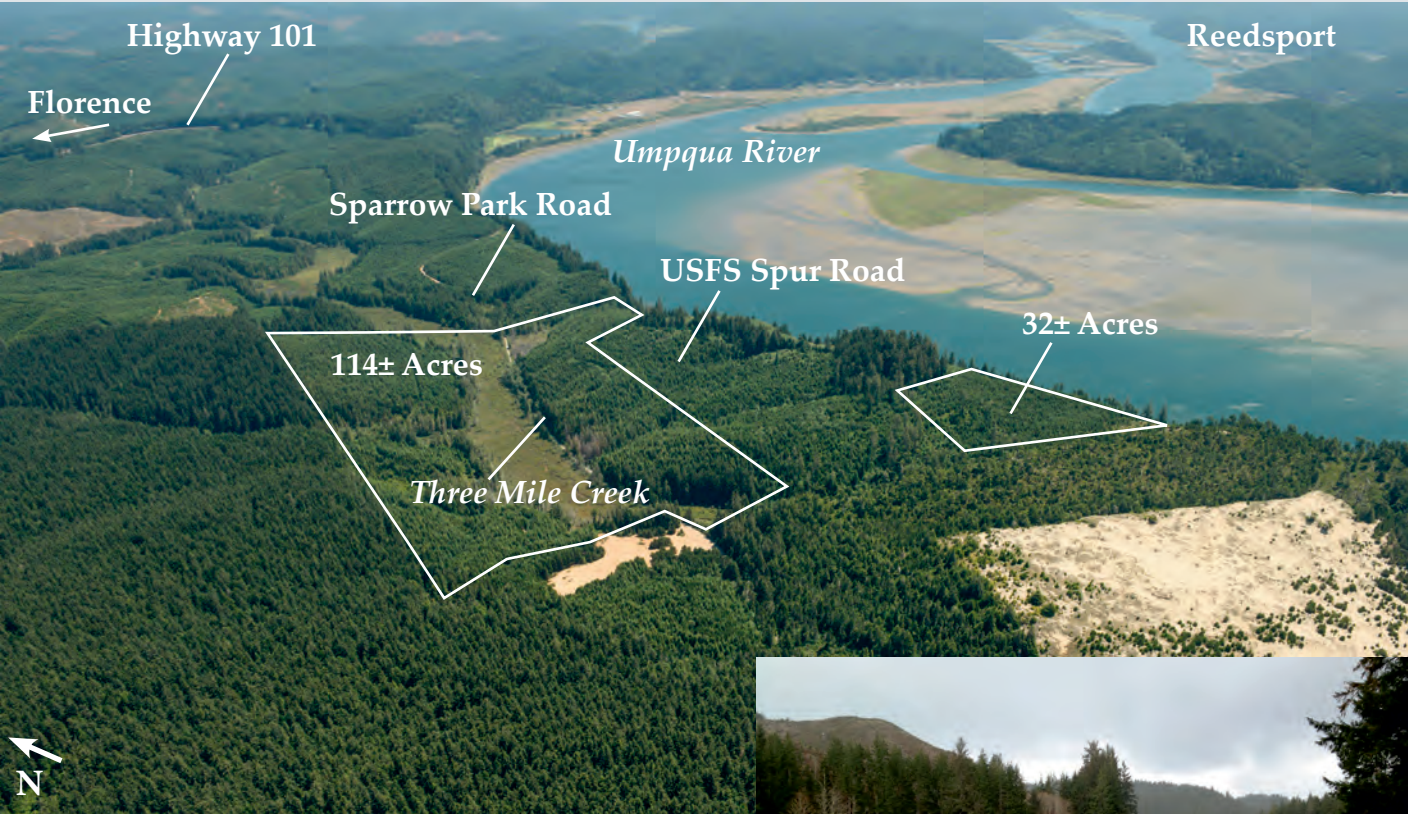


Three Mile Creek Timber and Recreation Tract by Oregon Dunes National Recreation Area - Douglas County, Oregon



	Bulk	107	108
PUBLISHED	\$660,000 /	\$565,000*	\$95,000*
RESERVE:	\$4,520 per acre		
Size:	146± acres	115± acres	31± acres

**Individual sales of Auction Properties #107 and #108 are subject to total bids to equal, or exceed, the bulk published reserve price of \$660,000*

ELEVATION: Sea Level to 290± Feet

ZONING: TR – Timberland Resource

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 146± acre Three Mile Creek timber and recreation property, containing two contiguous tax parcels of 115 and 31 acres, is located by Oregon Dunes National Recreation Area along Oregon’s southern coast, between resort communities of Florence and Winchester Bay. There is year-round access to Highway 101, located 2.3 miles east.

It is one of the only private inholdings within Oregon Dunes National Recreation Area, which is part of the Siuslaw National Forest. Sparrow Park Road, which connects to Highway 101, bisects Auction Property 107 and continues one mile west to the beach, as well as providing access to the trailhead to Three Mile Lake.

Three Mile Creek, an important coastal stream, runs through Auction Property 107 and contains a high quality wetland and riparian area with beaver pond and meadow. Auction Property 108 has one quarter mile of steep Umpqua River frontage and spectacular views of the river, Winchester Bay, and Pacific Ocean. Access to Auction Property 108 is from a logging road spur through adjoining Siuslaw National Forest land.



Beaver pond and meadow

Projected Ten Year Growth (Net MBF)*

Species	2024 Volume	Projected 2035 Volume
DF	1028	1,998
WH	40	81
RC	14	48
OC	24	45
Total	1,106± MBF	2,172± MBF

It is estimated by a third-party appraiser that there are 1.1 million board feet of primarily Douglas-fir pre-merch in the 19- to 24-year age class that will be ready for harvest by 2035. The appraiser projects that the inventory will double in volume to 2.2 million board feet, providing significant near-term asset growth, and cash flow.

**Source: Seller, and third party appraiser*



Pacific Ocean

Umpqua River

#108

The combination of conservation, recreation, and timber values provides rare opportunity for acquisition of a coastal tree farm that can be used for camping with access to the Oregon Dunes National Recreation Area and beach, management of a wetland habitat for wildlife, and potential cash flow from future timber harvests.

The Three Mile Creek property can be acquired in its entirety with published reserve price of \$660,000, or less than \$4,525 per acre. It is also available in two parcels of 115± acres with published reserve of \$565,000 and 31± acres with published reserve of \$95,000. Individual sales of Auction Properties 107 and 108 are subject to total bids to equal, or exceed, the bulk published reserve price of \$660,000.

LOCATION: Township 21 South, Range 12 West, Section 17, Tax Lots 400 (115± acre North Parcel) and 700 (32± acre South Parcel) in Douglas County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 15, 2024

